

**Planning Board Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: March 24, 2005 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

**MANCHESTER PLANNING BOARD  
BUSINESS MEETING  
Thursday, March 24, 2005 – 6:00 p.m.  
City Hall, Third Floor, Aldermanic Chambers**

**I. ADMINISTRATIVE MATTERS (See enclosed):**

1. Approval of Minutes of Meetings held on February 10, 2005, and February 24, 2005.

**II. REGULATORY MATTERS:**

**(Tabled Items)**

2. PD-07-2004 Property located on McLane Lane (TM 223, Lots 1Q & 10A), an application to create a planned development by construction of seven (7) single family dwelling units – Quicksilver Realty, LLC  
**Public Hearing Held: 11/04/2004, 01/13/2005 & 02/10/2005**  
**Extended Deadline: 05/12/2005 [Remain Tabled]**
3. SP-24-2004 Property located on Perimeter Road (TM 721, Lot 17E), an application for site plan approval of a 30,800 sq. ft. building to be developed with six (6) airplane hangars – Aero-Hex Association  
**Public Hearing Held: 10/14/2004**  
**Extended Deadline: 05/12/2005 [Remain Tabled]**
4. S-55-2004 Property located at 1100 Goffstown Road, an application to subdivide property by adjusting a boundary line, without creating a new building lot – Brian L. Stevens  
**Public Hearing Held: 01/13/2005**  
**Statutory Deadline: 05/12/2005 [Recommendation Enclosed]**

**(Current Items)**

5. S-53-2004 Property located at 53 Oneida Street, an application to subdivide property to create 2 single family building lots – William Stanton for Emma E. Stewart  
**Public Hearing Held: 03/10/2005**  
**Statutory Deadline: 05/12/2005 [Staff Report]**

6. S-11-2005 Property located 972 & 988 Mammoth Road, an application to subdivide property by adjusting a boundary line without creating a new building lot – Robert & Patricia Bouchard & The Warren Irrevocable Trust  
**Public Hearing Held: 03/10/2005**  
**Statutory Deadline: 05/12/2005** [PD open, place S on table]
7. S-13-2005 Property located at 611 & 623 Central Street, an application to subdivide property to create one building lot – Thomas & Sheila Nichols  
**Public Hearing Held: 03/2005**  
**Statutory Deadline: 05/12/2005** [Staff Report]
8. CU-05-2005 Property located at 623 Central Street, an application for a conditional use permit to allow the construction of a single family dwelling, per Section 6.10 of the Manchester Zoning Ordinance - Thomas & Sheila Nichols  
**Public Hearing Held: 03/2005**  
**Statutory Deadline: 05/12/2005** [Staff Report]
9. SP-03-2005 Property located at 123 Abby Road, an application for site plan approval for the construction of a 5,735 sq. ft. building addition for office, manufacturing and storage space – 123 Abby Road Realty, LLC  
**Public Hearing Held: 03/2005**  
**Statutory Deadline: 05/12/2005** [Recommendation Enclosed]
10. SP-05-2005 Property located at 55 Commercial Street, an application for site plan approval for the construction of a parking lot – Langer Place  
**Public Hearing Held: 03/2005**  
**Statutory Deadline: 05/12/2005** [Staff Report]

### III. OTHER BUSINESS ITEMS:

11. Request by Andrew Sullivan, representing the Islamic Society of Greater Manchester, for an additional extension to site plan approval due to length of litigation. [Attached letter]
12. Request by Robert Duval, representing Chinburg Builders, Inc., for a six-month extension to site plan/planned development/conditional use permit. [Attached letter]
13. Discussion of site plan at 71 Sinclair Avenue.
14. Further review/discussion of the Planning Board “Special Policies and Procedures” guidelines. [Material previously distributed]
15. Any other business items from Staff or Board.
16. Review for Regional Impact, and determination of completeness of new applications.